

## Community Development

---

### Overview

The 2005 – 2008 Consolidated Plan contains two goals related to community and economic development activities. They are:

Goal 3: Promote economic growth to enhance viability of low- and moderate-income neighborhoods.

Goal 4: Prevent decay and deterioration and improve public infrastructure such as community facilities, parks, streets and sidewalks in low income neighborhoods.

In 2005 the CDBG program budgeted \$\$6,949,731, or 39% of the total budget, for non-housing community and economic development projects. All community and economic development programs proceeded according to expectations, without the need for significant programmatic revisions.

An outstanding accomplishment of the City's CDBG program in 2005 is the reopening of the Compass Center, a facility operated by Lutheran Social Services that provides permanent housing, transitional housing, hygiene services, and financial services for Seattle's homeless and formerly homeless population. Public facilities loans from the Human Services Department's Community Facilities Loan Program and the Section 108 Loan Program from the Office of Economic Development provided financing to help Compass Center redevelop one parcel and develop an adjacent parcel.

First, the Compass Center rehabilitated its existing, earthquake-damaged facility in the low income neighborhood of Pioneer Square. At the same time, Compass Center used the City's CDBG resources to acquire an adjacent site for the construction of additional facilities. In 2005, Compass Center completed the development of its project, resulting in 23 permanent low income housing rental units and 78 units of transitional housing for homeless individuals. The two-site project also provides much needed services for homeless individuals such as a bank, mail service, dining facilities and hygiene center.

Other significant accomplishments are highlighted in the following paragraphs. The activities supported by community development funding include:

1. Capital and technical assistance to social services for facilities development
2. Business technical assistance and real estate development
3. Programs focused on neighborhood development and parks upgrades
4. Workforce development

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

All of the programs and activities funded are reviewed by the CDBG Administration Unit prior to funding to ensure adequate controls are in place so that activities will benefit low- and moderate-income residents. All community development activities met this national objective.

## **Community Development**

The City's CDBG-funded community development activities consist of upgrading parks in low- and moderate-income neighborhoods and providing capital support for the development or rehabilitation of social services facilities. The Community Facilities Program provides capital funding, technical assistance and architectural assistance to non-profit social services agencies, while the Parks Upgrade Program is run by the Seattle Department of Parks and Recreation.

### **Architectural assistance for social services agencies**

In 2005 \$120,000 was provided to the non-profit architectural firm Environmental Works to deliver 1,697 hours of architectural services to non-profit social services agencies at a rate of \$70.75 per hour. Environmental Works was selected as the provider of these services in a RFQ process in 2001. Services included facilities and space planning, facility feasibility studies, and conceptual drawings.

Environmental Works provided assistance to 14 different projects in 2005, including projects that were new in 2005 and projects that carried over from prior years. A total of 1,713.75 hours of service were delivered. Each new project is reviewed by CDBG Administration unit to ensure that a sufficient portion of the agency's clients were low- or moderate-income. The program met its contract and program objectives in 2005.

### **Other facilities-related technical assistance for social services agencies**

The Community Facilities and Services Unit of the Human Services Department consists of 1.5 FTE project managers and 1.0 FTE Senior Community Development Specialist. The staff regularly responds to facilities financing questions from non-profit social services agencies, not all of whom have a formal commitment of CDBG or other City funding for their capital project.

Many questions in 2005 received by the Community Facilities Unit concerned the integration of New Markets Tax Credit financing with CDBG and Community Facilities program requirements. Other concerns involved the mixing of City General Fund resources with CDBG resources. CDBG funds have historically accounted for 10 – 15% of a project's funding. For projects funded during the 2004/2005 Community Facilities RFP, the CDBG award represented an average of 33% of the projects' total costs. Individual projects range from 3% to 75% of the total project costs.

### **Loans for social services facilities development**

The Community Facilities Loan Program allocated approximately \$800,000 of 2004 and 2005 CDBG funding to five projects in the winter of 2005. (One project returned the funds because they were a religious entity and decided not to tie up their property with federal disposition

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

requirements.) All of the funded projects provide services to low- and moderate-income clients, including job training and food bank resources. The Facilities Loan Program is on track to meet the 2005 – 2008 Consolidated Plan goal of providing funding to 12 agencies over the four-year Plan period.

A total of 10 projects funded in prior years completed construction in 2005:

<b>Table 9: 2005 Community Facilities Accomplishments</b>			
<b>Project</b>	<b>Year Funded</b>	<b>CDBG Amount</b>	<b>Description</b>
Catholic Community Services / MLK Jr. Child Care Center	2001	\$255,000	Creation of a new child care facility in Seattle's Central Area
Denise Louie Education Center / Beacon Hill	2003	\$240,000	Creation of a new child care facility in Southeast Seattle
El Centro de la Raza	2003	\$225,301	Installation of a new boiler and water heating system to service a facility housing social services and child care services for Southeast Seattle and the Hispanic community
Elderhealth Northwest	2002	\$165,000	Creation of a new facility to provide services to seniors in North Seattle
Lao Highland Association Community Center	1998	\$200,000	Creation of an expanded community center for Lao refugees and immigrants and others in Southeast Seattle
Neighborhood House Rainier Vista	2002	\$250,000	Acquisition of land upon which a new social services center was constructed to serve the residents of the Seattle Housing Authority's Rainier Vista community and surrounding communities
Southeast Effective Development / Rainier Valley Cultural Center	2001	\$45,000	Renovations to historic structure in Southeast Seattle providing community meeting space
Filipino Community Center Bathroom Renovation	2003	\$70,000	Renovation of a bathroom to serve the users of this community center
Compass Center Hygiene Center	2003	\$510,000	Renovation of earthquake-damaged hygiene center for homeless persons
Compass Center 210 Alaska Way	2003	\$160,000	Installation of kitchen for new transitional housing and shelter facility for homeless and formerly homeless persons

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

A part of City's CDBG program focuses on enhancing the physical conditions and quality of life of low- and moderate-income communities within the City limits. The Parks Upgrade Program and the Neighborhood P-Patch Program were both funded with CDBG in 2005 and represent one part of the City's overall investment in its neighborhoods.

The P-Patch Program provides physical upgrades to neighborhood gardens. These gardens provide low-income, mainly immigrant and refugee communities, with opportunities to interact as a community as they grow culturally-specific foods on their individual garden plots. Through their interaction and shared efforts, a sense of community is fostered and enhanced. In 2005 this program, operated by the Department of Neighborhoods, provided capital assistance to five p-patches. The funds are contributing to such upgrades as irrigation systems, landscaping and terracing, and acquisition of land.

### Active CDBG-funded P-Patch Projects 2005

P-Patch	Address	Description of Work
Hiawatha	833 Davis Place S 98144	Terrace the site and install irrigation system
Hillman City	4613 S. Lucille Street 98118	Acquisition
South Park Marra Farm	5th Ave. S & S. Director St. 98108	Irrigation system replacement & improvement
Rainier Vista West	2902 S. Dakota Street 98118	Terrace the area, install irrigation system, frame the garden bed
Thistle	MLK Jr Way S & S. Cloverdale 98118	Build fence and storage shed
Angel Morgan	42nd Avenue S. between S. Angel Pl. & S. Morgan St. 98118	Garden design, site preparation, irrigation, and materials for fencing and raised garden beds
MLK & Jefferson	Martin Luther King Jr Way & E. Jefferson St. 98122	Installation of new drainage system

## **Quality of Community Life - Parks and Recreation Activities**

The Parks Upgrade Program, operated by Seattle Parks and Recreation, provides upgrades to parks in low-income neighborhoods and provides low-income homeless Seattle residents with employment, education, and life skills development in a structured environment. In 2005, 119 homeless persons were trained through the Seattle Conservation Corps program while working on 19 CDBG-funded park upgrade projects.

In 2005, five projects in the Parks Upgrade Program were completed. Of these projects, one received CDBG funding in 2005. The remaining four projects received CDBG funding in 2004 or 2003. One 2005 project provided for the installation of picnic tables, dugout roofs, a new drinking fountain and ADA pathways. Three projects included the installation of play equipment or a play area. Another project provided new landscaping. All of the projects completed in 2005 were in low- to moderate-income neighborhoods.

Three projects that were awarded CDBG funding in 2005 have (or will have shortly) received related funding from other sources. The Ballard Community Center project will receive an estimated \$13,000 from the Seattle Department of Parks and Recreation Safety Surface Replacement Fund. The Bitter Lake project was also supported by a \$32,000 King County Water Works grant that was awarded to a community group named Seattle Lake's Alliance. The Lake City Playground project received a \$12,000 allocation from the Neighborhood Response Fund.

The following is a list of all Parks Upgrade projects that were funded, underway, or completed in 2005, including the status of each:

Table 10: 2005 Annual Accomplishments - Parks Upgrade Program				
<b>Funding Year</b>	<b>Project Title &amp; Address</b>	<b>Project Scope</b>	<b>CDBG Funding</b>	<b>Construction Status</b>
2005	<b>Brighton Playfield</b> 6000 39 <sup>th</sup> Ave	This project provided the installation of new picnic tables, a new drinking fountain, new dugout roofs, and the installation of new ADA pathways.	\$43,700	Completed in 2005
2005	<b>Licton Springs</b> 9536 Ashworth Ave N	This project provides for the installation of new ADA paths.	\$71,100	Underway – End of 1st Q
2005	<b>Othello Playground</b> 4351 S Othello St.	This project provides for installation of new landscaping and a new retaining wall.	\$50,100	Underway – End of 2 <sup>nd</sup> Q
2005	<b>Delridge Playfield</b> 4458 Delridge Way SW	This project provides for the installation of new stairs that connect the Community Center with the upper parking area.	\$24,500	Underway – End of 1st Q
2005	<b>Van Asselt Play Area</b>	This project provides for prepping the area where the new play area will be	\$101,912	Underway – End of 2 <sup>nd</sup> Q

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

Table 10: 2005 Annual Accomplishments - Parks Upgrade Program

<b>Funding Year</b>	<b>Project Title &amp; Address</b>	<b>Project Scope</b>	<b>CDBG Funding</b>	<b>Construction Status</b>
	7200 Beacon Ave S	located, installation of new fencing, and drainage work.		
2005	<b>South Park Playfield</b> 738 S. Sullivan St.	This project provides for the installation of new ADA paths.	\$74,888	Underway – End of 3rd Q
2005	<b>Ballard Community Ctr</b> 6020 28 <sup>th</sup> Ave NW	This project provides for the installation of new landscaping.	\$26,000	Underway – End of 2 <sup>nd</sup> Q
2005	<b>Cal Anderson Park</b> 1635 11 <sup>th</sup> Ave	This project provides for the installation of new sidewalks in the NE section of the park and new wheel stops.	\$59,000	Underway – End of 2 <sup>nd</sup> Q
2005	<b>Lake City Playground</b> 2750 NE 125 <sup>th</sup> St.	This project provides for installation of new concrete garbage cans.	\$7,600	Underway – End of 2 <sup>nd</sup> Q
2005	<b>Bitter Lake Park</b> 13035 Linden Ave N.	This project provides for installation of new landscaping and new ADA planting beds.	\$48,200	Underway – End of 2 <sup>nd</sup> Q
2004	<b>Lake City Playground</b> 2750 NE 125 <sup>th</sup> St.	This project provides for installation of new play features.	\$55,000	Completed in 2005
2004	<b>SW Community Center</b> 2801 SW Thistle St.	This project provides for installation of new play equipment.	\$71,500	Completed in 2005
2004	<b>Cheasty Greenspace</b> Cheasty Blvd S/S Della St.	The project provides for installation of new landscaping.	\$39,500	End of 1st Q
2004	<b>Brighton Playfield</b> 6000 39 <sup>th</sup> Ave S	This project provides for new benches, installation of new picnic tables, ADA pathways, and new landscaping.	\$39,960	Underway – End of 2 <sup>nd</sup> Q
2004	<b>Ballard Community Center</b> 6020 28 <sup>th</sup> Ave NW	The project provides for new landscaping, irrigation, new picnic tables, and ADA raised planter beds.	\$25,000	Grant was combined with the 2005 grant funds. End of 2 <sup>nd</sup> Q
2004	<b>Garfield Playfield</b> 23 <sup>rd</sup> Ave E Cherry St.	This project provides for the installation of a new play area.	\$60,500	Completed in 2005
2004	<b>Plum Tree Park</b>	This project provides for installation of	\$123,90	Underway –

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

Table 10: 2005 Annual Accomplishments - Parks Upgrade Program

Funding Year	Project Title & Address	Project Scope	CDBG Funding	Construction Status
	1717 26 <sup>th</sup> Ave	ADA access at play area, new play area equipment, installation of pathways and new landscaping.	0	End of 2 <sup>nd</sup> Q
2003	<b>Boren-Pike-Pine</b> 1533 Boren Ave	This project provides for installation of new landscaping.	\$25,000	Completed in 2005

### **Economic Development Activities**

The Office of Economic Development (OED) supports economic development that is financially, environmentally and socially sustainable. OED helps create a vibrant economy by partnering with community-based organizations to provide economic opportunity to low- and moderate-income residents. The following table shows OED's key accomplishments under the Workforce, Economic and Real Estate and Neighborhood and Community Development goals.

Table 11: 2005 ECONOMIC DEVELOPMENT ACCOMPLISHMENTS:

Strategy Area	2005 Strategies	2005 Goal	Actual	Comment
Workforce Development	Provide case management, job placement and retention services to help low-income people get and retain living-wage jobs	<b>875</b> low-income job seekers enrolled in training and support services	969	
		<b>500</b> workers in living wage jobs	500	
Economic & Real Estate Development	Support Community Capital to complete loans and provide technical assistance, i.e. assist small marketing strategies, and help to secure financing.	Assist 200 Clients	192	
	Complete façade improvements for businesses in low-income	15 businesses	36	

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

Strategy Area	2005 Strategies	2005 Goal	Actual	Comment
	neighborhoods			
	Provide support and technical assistance to vendors at farmers markets	50 vendors/farmers	124	
	Provide operating support and technical assistance to CDCs.	6 CDC	5	
	Complete Float loans worth \$7.2 million.	1 Float Loan	1	
	Approve Section 108 Loans worth \$ 1 million	1 Section 108 Loan	0	New Section 108 Loan Pool approved
	Complete one CDC Equity Fund Project	1 project	1	Cooper School
Neighborhood and Community Development	Approve plan detailing the community and transit-oriented activities of the CDF in support of low-to-moderate-income residents of the Rainier Valley	1 Plan	1	Ordinance 121953
	Provide funds to acquire property or support the removal, installation or restoration of physical infrastructure, including utilities or sidewalks associated with link light rail construction	2 projects	0	Projected completion in Spring, 2006
	Provide technical and financial assistance to businesses impacted by light rail construction	50 Businesses	58	
	Place low-or moderate-income job seekers from the Rainier Valley in	20 Job Seekers	57	

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*



Strategy Area	2005 Strategies	2005 Goal	Actual	Comment
	apprenticeship in construction of the Link light rail project			

### Workforce Development

Through its contractual partnerships with community-based organizations, the Seattle Jobs Initiative (SJI) provided case management, job placement, and retention services to low-income job seekers. SJI enrolled 969 low-income clients and placed 500 clients into living-wage jobs at an average wage of \$11.74 per hour, a minimum of 30 hours per week, plus benefits. OED used \$55,207 of CDBG funds to support collaborative efforts in workforce development, including SJI.

In collaboration, OED, the Rainier Valley Community Development Fund and the Seattle Jobs Initiative established a program to place Rainier Valley residents in construction jobs, particularly employment opportunities associated with light rail construction. The program is fully operational with widespread support among its partners and exceeded performance objectives in 2005 by placing 57 low income Rainier Valley residents in apprenticeships or construction related jobs. (See also page 72 for detail on the Rainier Valley project.)

### Economic and Real Estate Development

In 2005, \$100,000 in CDBG funds supported Community Capital Development - Seattle Business Assistance Center (SBAC) by providing technical assistance to 607 short term clients and 192 long term clients. SBAC assisted 53 micro-entrepreneurs complete business plans and 44 complete loan applications. Of long term clients approximately 55% were female, and of those that reported race/ethnicity, 54% were people of color. SBAC recorded eighty-one jobs (full time equivalent, or FTE) created, 66% of which were filled by low-to-moderate income individuals

In 2005, OED again emphasized outreach and technical assistance in the Façade Improvement Program which resulted in a record number of 80 façade applications. The number of completed facades increased from 29 in 2004 to 36 completed projects in 2005. Façade improvements boost fading business districts, invite commercial activity that creates safe, attractive, thriving communities. Moreover, the program provides small business owners needed resources that are otherwise difficult to obtain via traditional financial institutions.

The Neighborhood Farmers Market Alliance (NFMA), supported with \$50,000 in CDBG funds, continued to provide support to existing farmers markets in Columbia City and the University Districts. The NFMA efforts resulted in 38,362 pounds of produce donated to local food banks. Columbia City provided technical assistance to 47 farmers/vendors, 10 more than in 2004. The University District provided technical assistance to 48 farmers/vendors. The technical assistance resulted in a wider variety of farm vendors and farm products that served 54,274 shoppers in

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

Columbia City and 92,608 shoppers in the University District in 2005. In 2005, NFMA also opened a new market on Broadway offering goods to 20,286 shoppers and providing technical assistance to 29 farmers/vendors.

## **Neighborhoods and Community Revitalization**

Through a CDBG funded contract with Impact Capital, technical and project assistance, in the form of real estate development, financial management, and fund development, coupled with targeted capacity building assistance to CDCs, have helped to advance the CDCs community development activities. Impact Capital, a Seattle based non-profit, works in conjunction with Local Initiatives Support Corporation (LISC) to enhance the capacity of Community Development Corporations (CDCs). Impact Capital also leveraged \$303,750 in private funds towards on-going CDC organizational support to accomplish the following projects:

- Delridge Neighborhoods Development Association DNDA received a Certificate of Occupancy for 37 live/work studio units for lease to low-income families at the Historic Cooper School project in the West Seattle neighborhood. The Cultural Center on-site at the Cooper School project, renamed “Youngstown” after the historical building name and neighborhood, will provide a gathering place for community events, festivals, classes for the community and other cultural activities.
- DNDA also began site preparations for the West Seattle Resource Center, a mixed-use development consisting of 34 apartments for lease to low-income families and 10,000 square feet of space for social services.
- SouthEast Effective Development (“SEED”) continues to make an impression in south east Seattle completing the construction of The Dakota, also known as Rainier Court Phase II, 176 units of family housing and 9,500 square feet of ground floor commercial space for retail. Phase III and IV are progressing and plans include homeownership options for low-income families. In November Rainier Court was showcased at EPA’s Region X Brownfields Conference where SEED received the Phoenix Award in recognition of making productive use of a reclaimed Brownfields.
- Interim Community Development Association completed construction of the Lao Highland Community Center (using CDBG capital funds from the Community Facilities Loan Program) providing Asian immigrant families access to social services, education and training opportunities, and community meeting place.

These projects are vital in preserving the affordable housing stock in low-income communities, providing access to services, creating job opportunities, and promoting growth and development for all residents to experience a better quality of life. The public subsidy provides gap funding that enables communities to benefit from mixed-use developments that the market forces alone would leave ‘underdeveloped’ or create less desirable lower-level development.

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

***Rainier Valley Community Development Fund (RVCDF)***

In 2005, the City focused (and will continue to focus) on revitalization of the Rainier Valley in Southeast Seattle, including City Council action on three pieces of legislation authorizing the framework and tools for accomplishing this objective. The individual pieces of legislation are: a substitute funding agreement that will pledge a significant portion of the City's CDBG funds to revitalization of the Rainier Valley; approval of an amendment to the operating plan for the Rainier Valley Community Development Fund to govern the long-term business and real estate development activities of the Fund; and a renewal of the Neighborhood Revitalization Strategy for Southeast Seattle that details the strategies the City will pursue with CDBG funds and outlines the overall objectives and outcomes to be achieved by the effort. With this legislation in place, and continued progress toward completion of link light rail construction, OED is managing the City's significant increase in investment in Southeast Seattle in 2005 and beyond.

At the close of 2005, the RVCDF had disbursed over \$6 million to assist 126 businesses impacted by light rail development. Of the businesses that relocated, 79% did so within the Rainier Valley.

The RVCDF and Seattle Jobs Initiative (SJI) launched the Apprenticeship Preparation Program in March 2005. The Apprenticeship Preparation Program connects low- and moderate-income residents of the Rainier Valley with the construction trades to utilize opportunities arising out of the construction of light rail and other regional public works projects. The RVCDF released a RFP for a program administrator and selected Seattle Jobs Initiative (SJI). SJI released a RFP for direct service providers and awarded sub-contracts to two community based organizations: Center for Career Alternatives (CCA) and TRAC Associates. CCA and TRAC provide recruitment, assessment, placement, and retention services. Apprenticeship Preparation training is provided at South Seattle Community College, Renton Technical College and the Seattle Vocational Institute. Participants are enrolled into training or placed directly into apprenticeships or construction related jobs. From the program's inception to date there are 141 program participants, 18 training placements with an average wage of \$16.73 per hour, and 39 direct placements with an average wage of \$16.10 per hour.

**Community Development Equity and Lending**

OED disbursed one loan in the amount of \$80,000 to Delridge Neighborhood Development Association, for construction financing of the Cooper School project, described above, which will result in 37 live-work units, cultural center and office space.

**Float Loan and Section 108 Lending**

OED promoted both the Float and Section 108 Programs in 2005. OED disbursed one Float Loan in the amount of \$7,220,000 to Pike Place Market Preservation and Development Authority (PDA) for construction financing of the LaSalle Hotel project, which will result in 63 units of rental housing. In 2005, OED originated no Section 108 loans but obtained HUD approval for establishment of a new \$10 million Section 108 loan pool.

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

## **Anti-Poverty Strategy/Support for Vulnerable Populations**

As described in the City's 2005-2008 Consolidated Plan, the City continues to support a wide range of services and programs designed to result in the following goals for Seattle communities and residents:

### **HELP SEATTLE'S CHILDREN**

The lives of children reveal the most dramatic impacts of economic disparities. More than 18% of Seattle's 5 to 17 year-olds fall below the federal poverty line and more than one in four Seattle teenagers fail to graduate from high school (one in two youth of color), substantially increasing their risk of living a life of poverty. In addition to programs included in the Consolidated Plan, Seattle has initiated a number of programs that offer positive alternatives and increase opportunities for children

- Seattle Early Reading First: Works with early childhood education centers to promote literacy development of preschool children in low-income, high risk communities
- Project SOAR: Promotes the development of healthy children through nurturing home environments, early identification and intervention around developmental issues, high quality child care and out-of-school time activities as part of a collaboration with United Way of King County
- Early Childhood Education and Assistance Program: Provides preschool education that helps children from families whose income is below 110% of the federal poverty line to be prepared for school
- Seattle Youth Employment: Increases the number of youth who receive the support needed to complete high school, stay out of the juvenile justice system, and develop the skills and assets necessary to make a positive transition to adulthood.
- Homeless Families, Children, and Youth Support Services: Provides assistance for homeless families, children and youth in moving to safe, stable housing by leveraging additional support.
- Summer Sack Lunch: Provides nutritious breakfast, lunch, and snacks in low income neighborhoods for children who qualify for free and reduced lunches.
- Upward Bound: Offers educational enhancement and a college preparatory program for low-income high school youth.

### **INCREASE FAMILY INCOMES**

A recent national study found that Washington State is among the ten states where income inequality has grown the most in the last decade. The Seattle area is home to an estimated 59,000 millionaires, more per capita than any other place in the U.S. At the same time, 64,068 individuals live below the federal poverty line. In the face of these realities, the City of Seattle is promoting strategies that boost the incomes of the poor and build skills that lead to livable wage jobs:

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

Raise family incomes by increasing participation in existing benefit programs:

PeoplePoint: Bridge to Benefits, formerly Help for Working Families (HFWF), is an initiative developed by the City of Seattle, aimed at increasing the economic stability of low- and moderate-income families by connecting them with available public benefits to help them be more financially stable. This effort provides access to Child Care subsidy and Free Preschool, Food Assistance, Health Care, Energy/Utility Assistance, and Earned Income Tax Credit. The PeoplePoint model is a system of “one-stop” access that reaches clients where they live, work and go for services eliminating unnecessary barriers to access.

In 2002, the City shifted the strategy from an information campaign about these benefits to a system of intake and enrollment staged at times and in places convenient to low income working families and individuals. The City streamlined and expanded this approach in 2005 by helping low-income working families and individuals obtain almost \$7.5 million in available benefits for which they were eligible but not enrolled.

In 2006, the PeoplePoint team will implement the following strategies to maximize effectiveness and achieve the best results:

- Improve outreach and intake processes by systematizing community outreach and strengthening in-house application intake systems.
- Roll out an integrated web-based portal system.
- Document important “Out of program” applications and enrollments to show additional assistance to families and individuals that may not have otherwise been utilized.
- Expand availability of Help for Working Families program specialists through:
  - Regular availability at City of Seattle Neighborhood Service Centers, WorkSource Centers, Teen Health Centers, places of employment and Community Colleges.
  - Partnering with Mutual Assistance Associations to expand enrollment of hard-to-reach refugee and immigrant populations.
  - Expand Help for Working Families to other Health and Human Service Providers such as Family Centers, Early Childhood Education and Assistance Program, and Community Clinics.
  - Design a new brochure with easy to use income eligibility guidelines and translate into: Spanish, Vietnamese, Chinese, Somali, and Tagalog.

As a result, 27,000 people will be contacted about eligibility for PeoplePoint Benefit Programs, 13,000 applications will be initiated, 5,500 program enrollments will be documented and Seattle residents will receive \$8,250,000 in additional income or assistance.

- Expand opportunities to find and keep livable wage jobs:

#### Seattle Jobs Initiative

Seattle will continue to support the Seattle Jobs Initiative (SJI) program. SJI leverages workforce and human service innovations to place low-income residents in quality jobs and create competitive advantage for employers in our region.

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

SJI has made a concerted effort to reach diverse, low-income residents with significant barriers to employment. Of the people served, 79% are people of color, 35% are on some form of public assistance at time of enrollment and nearly all participants have one or more barriers to employment such as homelessness, substance abuse, mental health issues and limited English proficiency.

To date, SJI has placed more than 3,600 people with hundreds of local employers at an average starting wage of \$10.04 per hour. SJI has a 12-month retention rate of 60%. Of the individuals placed 44% have advanced within 12 months and earn an average wage of \$13.06 per hour.

### **INCREASE ACCESS TO AND MAINTAIN AFFORDABLE HOUSING**

Excessive rent burdens and low vacancy rates have gravely affected low-income Seattle households. Housing assistance programs identified in this plan help individuals and families stabilize housing and focus their attention on attaining a better standard of living. The City's focus will continue to be on multi-family rental units for households with incomes below 30% of median income. Seattle will increase the programs available to assist households to move from subsidized rental units to become homeowners as the next step on the housing continuum.

Seattle also assists low-income homeowners, particularly seniors, with home rehabilitation loans and minor repairs in an effort to keep them in their homes. In addition, SJI also connects job seekers and training participants to affordable housing resources to assist in their attainment of living wage jobs.

Preservation of existing affordable housing is critical to addressing affordable housing needs in Seattle. Many of the strategies described in the Housing Strategic Plan chapter of the Consolidated Plan specifically relate to preservation. Key preservation strategies include programs that provide funding for projects with expiring regulatory agreements and deferred maintenance needs, and active monitoring of OH's portfolio of City-funded affordable housing units to ensure their long-term physical and financial viability.

### **SUPPORT VULNERABLE POPULATIONS**

#### **CHILD CARE**

The Seattle Human Services Department (HSD) Comprehensive Child Care Program (CCCP) improved access to jobs and skills training for 181 low-income families in 2005 by contributing \$670,000 in CDBG funds to the cost of child care during the hours the parents are employed or in training. The program provided child care subsidies for 216 children between the ages of one month through twelve years. The child care subsidies enable low- and moderate-income families to afford the high cost of living in Seattle, thus enabling Seattle's neighborhoods to attract and keep working families. To qualify, families must be Seattle residents who are either working or learning job skills, and whose income falls between 200% federal poverty level (FPL) and 300% FPL.

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

The program supports children's readiness for school and children's success in school through providing high quality child development programs aligned with the Seattle Public Schools. Non-CDBG funds are invested in child care quality enhancement and monitoring services.

**Meeting City Goals:** The CCCP supports the City of Seattle Mayor's goals to improve the academic success rate of children at risk. In addition, the CCCP addresses the other of the Mayor's goals: to get Seattle moving, to keep our neighborhoods safe, to create jobs and opportunity for all, and to build strong families and healthy communities. First, when child care is available in neighborhoods, transportation needs are decreased, thus decreasing traffic congestion. Second, when children are engaged in after-school child care, the juvenile crime rate decreases or remains low. Third, reliable and affordable quality child care allows parents and guardians to work while their children thrive in developmentally healthy settings. Finally, the availability of high quality child care in all neighborhoods supports strong families, healthy communities, and academic success.

**2005 Accomplishments:** Annually, participating families complete a survey to evaluate the impact of the program on both their economic stability and their children's success in school. In 2005, ninety-nine percent (99%) reported that the Comprehensive Child Care Program was a major factor in helping them retain employment and participate in training for improved employment opportunities. We received many positive comments from parents completing the survey; among them were these quotes, "I could not have finished school or gotten such a good job had I not received this help. Thanks." "The program has been such a blessing; I can't afford to pay full daycare but I can't afford not to work. This program makes it possible for both."

<b>Table 12: 2005 Child Care Accomplishments</b>		
<b>Strategies/Outcomes</b>	<b>2005 Goals</b>	<b>2005 Accomplishments</b>
Provide child care subsidies for children in low-income households.	Serve 222 children	216 children in 181 families served
Support employment for working families.	85% of family survey responses report that the program enables parents/guardians to remain employed or continue going to school.	99% of family survey responses report the program enables parents/guardians to remain employed or continue going to school.
Support school readiness and/or school success.	85% of family survey responses report that the project contributed to either the child's school readiness or school success.	99% of family survey responses report the project contributed to either the child's school readiness or school success

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

## **HOME-BASED CARE FOR OLDER ADULTS AND DISABLED PERSONS**

### Homesharing 2005 Accomplishments and Outcomes

The Homesharing for Seniors Program is an intergenerational, alternative housing program designed to help older adults stay in their homes, maintain their independence and avoid costly and unnecessary institutionalization. Most participants are low-income homeowners 75 years and older and younger low-income people seeking safe, inexpensive housing.

Homeowners are primarily low income, older women who live alone and lack formal or informal support to remain independent in their homes. They are challenged to find affordable in-home service and/or assistance to help them pay their mortgages and property taxes. Younger participants are typically low-income (below 100% of poverty) and at risk of becoming homeless and/or losing their self sufficiency. Younger participants can offer assistance, care and companionship for reduced rent or no rent. They are challenged to find secure, affordable housing.

In 2005, the Homesharing for Seniors Program adopted the following proposed outcome: 32 elders and/or adults with disabilities will succeed in meeting their primary need for participating in the program including: people at risk of becoming homeless retained stable housing, adults were involved in peer/intergenerational relationships, and, people were able to maintain the highest possible quality of life. In 2005, the Homesharing for Seniors Program helped 31 seniors and adults with disabilities make successful home share matches.

CDBG funds paid program staff to provide outreach, public information, housing assistance, and criminal background checks in support of the home share matches. In addition to achieving positive home share outcomes, 1,577 seniors, adults with disabilities and younger low-income adults received housing information through telephone contacts.

### Public Housing Seniors Case Management Program

The Seattle area non-profit agencies, Asian Counseling and Referral Service (ACRS), Chinese Information Service Center (CISC), and Aging and Disability Services (ADS) Case Management Program, work together as partners to provide supportive services, coordinate service delivery and provide access to community services in fifty-three (53) Seattle Housing Authority (SHA) buildings, touching the lives of over 4,000 residents. This service delivery model enables SHA residents to maintain their housing, live independently, safely, avoid unnecessary hospitalizations or relocation to other more costly public funded housing options. The partnership uses CDBG to leverage an additional 66% in funding from SHA, Title XIX Medicaid Administrative Claiming and Title XIX Medicaid case management.

Seventeen social workers from the partner agencies are each assigned to one or more building(s). The social workers maintain a presence with regular building hours, and have primary responsibility for providing information, assistance, case management, crisis intervention, eviction prevention, activities, and supportive services such as counseling and mediation management. Plus they provide full Medicaid assessments to clients needing State funded in-home Medicaid services.

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*



People of color account for 33% of SHA residents served. The buildings house a high proportion of Russian and Asian residents. The partnership maintains staffing resources to serve many residents in a culturally appropriate manner in the resident's own language. In addition, 36.5% of SHA households are headed by persons with disabilities and 46% of households are headed by an elderly individual. The partnership's ability to provide Medicaid assessments and authorize Medicaid services results in a stable community where residents with chronic medical problems and/or mental health issues have their needs met. Plus the Seattle community saves precious funds that might otherwise be spent on police, fire, jail, detox, homeless prevention and other public health programs.

**Leveraging Funds:** The partnership relies on three fund sources: CDBG, Seattle Housing Authority, and Medicaid. Each fund source brings one third of the funding to the program. The CDBG funds enable the program to leverage additional matching funds from Medicaid, and create an attractive financial partnership with SHA.

**Successes:** The dedication of case managers resulted in the following successes during 2005. Out of 4,000 residents, the partnership:

1. Provided case management services to 1,589 elders and adults with disabilities who avoided homeless. In addition, case managers provided over 7,500 information and assistance contacts to residents.
2. Reduced the number of evictions. During 2005, out of 219 residents who received eviction notices, 7 were evicted. Through a combination of interventions, additional services placed in resident's homes or relocating residents to a more appropriate safe setting, case managers prevented 97% of potential evictions.
3. Worked in tandem with the Community Psychiatric Clinic to problem solve mental health issues of residents. Numerous residents dealing with stress, psychotic, mood disorders and other untreated mental health issues were linked to mental health services. As a result, the well being of residents and the building community improved. In addition to CPC, case managers coordinated with many community service providers including Seattle Housing Authority staff, Geriatric Regional Assessment Team, Adult Protective Service, Meals on Wheels, public health clinics, Seattle Police Department, Seattle Fire Department, Visiting Nurse Service, Seattle Mental Health, Fremont Public Association, Elder Health Northwest to name a few. Case managers also facilitate energy assistance for residents through City Light, CAMP, Project Share, and other programs.
4. Provided access to a client fund which gives needy residents up to \$1,500 per year in goods, services, rent and energy assistance, etc. The supplemental service maintains the independence of residents and removes the threat of eviction in many instances.
5. Built community by facilitating and coordinating a number of events and building activities including:
  - Nutrition information programs and distribution of Farmer's Market vouchers worth \$40

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*

- Social Security Administration Medicare Prescription Drug Benefit workshops which assisted residents in obtaining their Medicare D benefit
- English as a second language classes
- Domestic Violence informational sessions
- Energy Assistance information programs
- Blood pressure checks, health screening, vision, dental services
- Crime prevention, safety training and telemarketing fraud
- Meeting with the Mayor and SHA director Tom Tierney
- Volunteer chore apartment cleaning & community clean-up
- Memorial Service
- Crisis debriefings during the aftermath of a shooting, a suicide, a resident's death

**Barriers:** As with any service, case managers face barriers. In a few instances, the case manager was not alerted by the SHA as to the progression of the physical eviction of tenants. This was especially prevalent for tenants evicted for drug problems. As a result, the case manager was not able to provide resource information or linkage to treatment programs, shelters, or transitional housing prior to eviction. Unfortunately, in some cases, these tenants had serious health issues and were at risk for hospitalization or death if they became homeless.

**Table 13: 2005 Home-Based Care for Older Adults and Disabled Persons Accomplishments**

Strategies/Outcomes	2005 Goals (Individuals)	2005 Accomplishments (Individuals)
Older adults and/or adults with disabilities will succeed in meeting their primary need in participating in the Homesharing Program.	32	31
Public Housing Case Management helps frail elders and people with disabilities retain affordable, safe, public housing.	1,604	1,589
Public Housing Case Management maintains resident independence by providing information and assistance to residents.	7,000	7,802
Public Housing Case Management Prevents a high percentage of evictions.	80%	97%
Public Housing case management maintains a supportive environment through regular building hours.	8,500	8,815

*Promote economic growth and support infrastructure that ensures viability of low and moderate income neighborhoods and families*